



# SANTA ROSA COUNTY DEVELOPMENT SERVICES

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## PUBLIC NOTICE

Members of the Santa Rosa County Zoning Board, Applicants and Public:  
The Zoning Board will hold its regularly scheduled meeting on  
**Thursday, October 12, 2017 at 6:00 p.m.** at the Santa Rosa County  
Administrative Complex, Commissioners Boardroom, Milton, Florida.

- I. Pledge of Allegiance
- II. [Review of Meeting Minutes from September 14, 2017](#)
- III. Old Business:

- 1. [2017-V-080](#) ~~**TABLED FROM THE SEPTEMBER 14, 2017 ZONING BOARD MEETING**~~ **WITHDRAWN**
  - Project/Applicant: Five Points Pace, LLC  
Represented by Michael Lynch of Jehle-Halstead, Inc.
  - Location: 5603 Chumuckla Highway, Pace, FL  
5611 Chumuckla Highway, Pace, FL
  - Parcel(s): 32-2N-29-0000-00800-0000  
32-2N-29-0000-00900-0000
  - Zoned: HCD (Highway Commercial Development)
  - Request: Variance to reduce the corner clearance requirement from 120 feet to 100 feet. (LDC 4.04.03.C.6)**
  - District: Commissioner District #1
- 2. [2017-V-087](#) **TABLED FROM THE SEPTEMBER 14, 2017 ZONING BOARD MEETING**
  - Project/Applicant: Philip Ceyler & Angie T. McKiddie  
Represented by Paul Semmes of Florida Building Consultants, Inc.
  - Location: 7480 apt #3 White Sands Boulevard, Navarre Beach, FL
  - Parcel(s): 28-2S-26-9290-00000-0030
  - Zoned: NB – MD (Navarre Beach Medium Density)
  - Request: Variance to reduce the side setbacks from 15 feet to 2.30 feet to accommodate a single family residence. (LDC 6.07.03.D.4)**
  - District: Commissioner District #4

IV. New Business:

3. [2017-SX-007](#)

Project/Applicant: Terra Firma Land Co. LLC  
Represented by Chad Stuart  
Location: 3842 Doris Drive, Pace, FL 32571  
Parcel(s): 16-1N-29-0000-03301-0000  
Zoned: R1 (Single Family Residential)  
**Request: Special Exception to allow the division of a parcel, resulting in three lots, that do not meet the minimum road frontage requirement. (LDC 2.04.00.C.9)**  
District: Commissioner District #1

4. [2017-SX-008](#)

Project/Applicant: Alan Wayne McAlarney  
Location: 7200 block of East Bay Boulevard, Navarre, FL  
Parcel(s): 11-2S-27-0000-00428-0000  
Zoned: R1 (Single Family Residential)  
**Request: Special Exception to allow the division of a parcel that does not meet the minimum road frontage requirement. (LDC 2.04.00.C.9)**  
District: Commissioner District #4

5. [2017-V-088](#)

Project/Applicant: Cactus Flower Navarre  
Represented by John Spofford  
Location: 8725 Ortega Park Drive, Navarre, FL  
Parcel(s): 21-2S-26-0000-00129-0000  
Zoned: HCD-HON (Highway Commercial Development – Heart of Navarre)  
**Request: Variance to reduce the parking requirement from 59 parking spaces to 54 parking spaces. (LDC 7.01.08.B.2.r)**  
District: Commissioner District #4

6. [2017-V-089](#)

Project/Applicant: Daniel Howard  
Location: 965 Vestavia Way, Gulf Breeze, FL  
Parcel(s): 36-2S-29-0395-00000-0430  
Zoned: R1 (Single Family Residential)  
**Request: Variance to reduce the rear setback from 25 feet to 13 feet to accommodate an enclosed screen porch. (LDC 6.05.05.I.4)**  
District: Commissioner District #5

7. [2017-V-090](#)

Project/Applicant: Pace Self Storage  
Location: 4964 Highway 90, STE A, Pace, FL  
Parcel(s): 11-1N-29-0000-02604-0000  
Zoned: HCD (Highway Commercial Development)  
**Request 1:** **Variance to reduce the east side setback from 30 feet to 7 feet to accommodate a storage building (approximately 1,500 square feet). (LDC 6.05.15.I.3.a)**  
**Request 2:** **Variance to eliminate landscape buffer “C” along the east property line. (LDC 7.01.05.E.1.c & 7.01.05.F)**  
District: Commissioner District #1

8. [2017-V-091](#)

Project/Applicant: Jeffrey and Hollie Fletcher  
Location: 1207 Delhi Cove, Gulf Breeze, FL  
Parcel(s): 29-2S-28-5440-00H00-0330  
Zoned: PUD (Planned Unit District)  
**Request:** **Variance to reduce the rear setback from 9 feet to 5 feet to accommodate a swimming pool. (LDC 2.10.05.B.5)**  
District: Commissioner District #5

9. [2017-V-092](#)

Project/Applicant: Ramsey & Walker, LLC  
Represented by Brett Ramsey  
Location: 2369 Belmont Drive, Navarre, FL  
2375 Belmont Drive, Navarre, FL  
2381 Belmont Drive, Navarre, FL  
2387 Belmont Drive, Navarre, FL  
Parcel(s): 15-2S-26-0115-00000-0040  
15-2S-26-0115-00000-0030  
15-2S-26-0115-00000-0020  
15-2S-26-0115-00000-0010  
Zoned: R1M (Mixed Residential Subdivision)  
**Request:** **Variance to reduce the front setback from 25 feet to 20 feet to accommodate four single family residences. (LDC 6.05.07.I.2)**  
District: Commissioner District #4

10. [2017-CU-027](#)

Project/Applicant: The Pace Water System, Inc.  
Location: 3820 Legend Creek Drive, Pace, FL  
Parcel(s): 08-1N-29-2308-00B00-0430  
Zoned: R1M (Mixed Residential Subdivision)  
**Request 1:** **Conditional Use to allow public/private utilities, specifically a lift station, in a R1M (Mixed Residential Subdivision) zoning district. (LDC 6.05.07.C & 6.09.02.J)**  
District: Commissioner District #1

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[2017-V-081](#)

Project/Applicant: The Pace Water System, Inc.  
Location: 3820 Legend Creek Drive, Pace, FL  
Parcel(s): 08-1N-29-2308-00B00-0430  
Zoned: R1M (Mixed Residential Subdivision)  
**Request 2:** **Variance to reduce the front setback from 25 feet to 16 feet to accommodate a lift station. (LDC 6.05.07.I.2)**  
**Request 3:** **Variance to eliminate landscape buffer “C” along Legend Creek Drive. (LDC 7.01.05.E.1.c & 7.01.05.F)**  
**Request 4:** **Variance to eliminate landscape buffer “C” along the north side of the property. (LDC 7.01.05.E.1.c & 7.01.05.F)**  
**Request 5:** **Variance to eliminate the tree mitigation requirement. (LDC 7.01.06.D)**  
District: Commissioner District #1

11. [2017-CU-028](#)

Project/Applicant: Terry and Lynn Burt  
Location: 1501 Pearson Road, Milton, FL  
Parcel(s): 17-1S-28-0000-01004-0000  
Zoned: AG-RR (Rural Residential Agriculture)  
**Request:** **Conditional Use to allow recreational activities, specifically a wedding venue, in an AG-RR (Rural Residential Agriculture) zoning district. (LDC 6.09.02.V)**  
District: Commissioner District #2

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[2017-V-086](#)

Project/Applicant: Terry and Lynn Burt  
Location: 1501 Pearson Road, Milton, FL  
Parcel(s): 17-1S-28-0000-01004-0000  
Zoned: AG-RR (Rural Residential Agriculture)  
**Request:** **Variance to eliminate landscape buffer “C” along the south property line. (LDC 7.01.05.E.1.c & 7.01.05.F)**  
District: Commissioner District #2

12. [2017-R-031](#)

Project/Applicant: Estate of Shirley Lee Brown  
Represented by Wendell Hall  
Location: 2700 Andorra Street, Navarre, FL  
Parcel(s): 17-2S-26-2750-00200-0010  
**Existing Zone: R1M (Mixed Residential Subdivision)**  
**Proposed Zone: HCD (Highway Commercial Development)**  
**Existing FLU: SFR (Single Family Residential)**  
**Proposed FLU: COMM (Commercial)**  
Area Size: 0.459 +/- acres  
District: Commissioner District #4

13. [2017-R-032](#)

Project/Applicant: For the Children of Milton, Inc.  
Represented by Elizabeth Gibson  
Location: 5020 Whitmire Road, Milton, FL  
Parcel(s): 05-1N-28-0000-02000-0000  
**Existing Zone: R1 (Single Family Residential)**  
**Proposed Zone: R2 (Medium Density Residential)**  
**Existing FLU: SFR (Single Family Residential)**  
**Proposed FLU: MDR (Medium Density Residential)**  
Area Size: 6.86 +/- acres  
District: Commissioner District #2

14. [2017-R-033](#)

Project/Applicant: Locklin, Saba, Locklin, & Jones, P.A.  
Represented by Daniel P. Saba  
Location: Kimco Lane, Pace, FL  
Parcel(s): APO 16-1N-29-2110-00000-0150  
**Existing Zone: R1 (Single Family Residential)**  
**Proposed Zone: NC (Neighborhood Commercial)**  
**Existing FLU: SFR (Single Family Residential)**  
**Proposed FLU: COMM (Commercial)**  
Area Size: 2.10 +/- acres  
District: Commissioner District #1

15. [2017-R-034](#)

Project/Applicant: Walter L. Stewart  
Location: 5600 block of Hamilton Bridge Road, Milton, FL  
Parcel(s): 05-1N-28-0000-02830-0000  
**Existing Zone: RR1 (Rural Residential Single Family)**  
**Proposed Zone: R1 (Single Family Residential)**  
**Existing FLU: SFR (Single Family Residential)**  
**No change to FLU: SFR (Single Family Residential)**  
Area Size: 49.00 +/- acres  
District: Commissioner District #2

V. Chairperson Matters: None

VI. Planning Department Matters:

[Review of BOCC September 28, 2017 meeting results.](#)

VII. Announcement of the Next Zoning Board Meeting (November 9, 2017)

VIII. Public Forum

IX. Adjournment